

IN RE: PETITION FOR ZONING VARIANCE
E/S Shady Spring Avenue, 200' N. of Kenwood Avenue
(6002 Shady Spring Avenue)
14th Election District
6th Councilmanic District
Theresa A. Mahlstedt
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-2-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance filed by the Legal Owner of the subject property, Theresa A. Mahlstedt. The Petitioner requests relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 60 feet in lieu of the required 70 feet for the adjusted lot line for Lot 12, and to permit a side yard setback of 5 feet in lieu of the required 10 feet and a sum of the side yards of 17.2 feet in lieu of the required 25 feet for the adjusted lot line for Lot 11, all as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Theresa A. Mahlstedt, William L. Mahlstedt, Petitioner's son, and Bruce E. Doak, Registered Property Line Surveyor. There were no Protestants.

Testimony indicated that the subject property, known as 6002 Shady Spring Avenue, consists of 1.013 acres, more or less, zoned D.R. 3.5 and is improved with a single family dwelling. Said property is also known as Lots 11 and 12 of East Kenwood Park; Lot 11 contains the existing dwelling which was built in 1946. The Petitioner's son is desirous of constructing a single family dwelling on Lot 12; however, upon contacting Baltimore County concerning the proposed construction, it was determined that the existing dwelling on Lot 11 encroaches over the adjoining proper-

ty line of Lot 12 by 2 feet. In order to correct the problem and permit the proposed development of Lot 12, the instant Petition was filed.

The Petitioner proposes to adjust the property line between Lots 11 and 12 by moving said property line approximately 7 feet in a northerly direction. This will remedy the encroachment on Lot 12 and provide a side yard setback of 5 feet for the existing dwelling on Lot 11. However, the proposed adjustment will reduce the lot width for Lot 12 from 67 feet to 60 feet, thereby necessitating the requested variance for a lot width of 60 feet in lieu of the required 70 feet for Lot 12. The remaining variances are for the existing dwelling on Lot 11.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 31st day of August, 1992 that the Petition for Zoning Variance requesting relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 60 feet in lieu of the required 70 feet for the adjusted lot line for Lot 12 and to permit a side yard setback of 5 feet in lieu of the minimum required 10 feet and a sum of the side yards of 17.2 feet in lieu of the required 25 feet for the adjusted lot line for Lot 11, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return,

not be responsible for returning said property to its original condition.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjjs

ORDER RECEIVED FOR FILING
Date 8/21/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 8/21/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 8/21/92
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

August 31, 1992

(410) 887-4386

Ms. Theresa A. Mahlstedt
6002 Shady Spring Avenue
Baltimore, Maryland 21237

RE: PETITION FOR ZONING VARIANCE
E/S Shady Spring Avenue, 200' N of Kenwood Avenue
(6002 Shady Spring Avenue)
14th Election District - 6th Councilmanic District
Theresa A. Mahlstedt - Petitioner
Case No. 93-2-A

Dear Ms. Mahlstedt:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,

Timothy M. Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjjs

cc: Mr. Bruce E. Doak, Gerhold, Cross & Etzel
320 E. Towsontown Blvd., Towson, Md. 21204

People's Counsel

File

93-2-A
Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at 6002 Shady Spring Avenue
which is presently zoned D.R. 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 to PERMIT a lot width of 60' in lieu of the required 70' for the adjusted lot line for Lot 12; To permit a side yard setback of 5' in lieu of the required 10' and a sum of the sides of 17.2' in lieu of the required 25' for the adjusted lot line for Lot 11.
The existing dwelling is setting over the division line between Parcel 1 and Parcel 2 of R.J.S. 1427/127.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City State Zip

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City State Zip

(We, the undersigned, declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):

Theresa A. Mahlstedt

(Type or Print Name)

Signature

Address

City State Zip

Phone No.

Signature

Address

City State Zip

Phone No.

Signature

Address

City State Zip

Phone No.

Signature

Address

City State Zip

Phone No.

GORDON T. LANGDON
DENNIS H. MILLER
EDWARD F. GERHOLD-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP H. CROSS
JOHN F. ETZEL
WILLIAM E. ULBRICH

June 29, 1992

Description
To Accompany Zoning Petition
23,696 Square Feet/ 0.544 of an Acre Parcel
Southeast Side of Shady Spring Avenue
Northeast of Kenwood Avenue
Fourteenth Election District, Baltimore County, Maryland
(Lot 11)

Beginning for the same at the end of the two following courses and distances measured from the intersection of the centerline of Kenwood Avenue with the centerline of Shady Spring Avenue, 30 feet wide, (1) Northeasterly 700 feet, more or less, measured along the centerline of Shady Spring Avenue, and thence running (2) Southeasterly at right angles to the said centerline 15 feet, more or less, to the southeast side of Shady Spring Avenue, thence running and binding on said southeast side of Shady Spring Avenue (1) North 19 degrees 42 minutes East 67.00 feet, thence leaving said southeast side of Shady Spring Avenue and running (2) South 68 degrees 19 minutes 20 seconds East 340.63 feet, (3) South 20 degrees 12 minutes West 58.24 feet and (4) North 69 degrees 48 minutes West 339.87 feet to the point of beginning.

Containing 23,696 Square Feet or 0.544 of an Acre of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

GORDON T. LANGDON
DENNIS H. MILLER
EDWARD F. GERHOLD-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP H. CROSS
JOHN F. ETZEL
WILLIAM E. ULBRICH

June 29, 1992

Description
To Accompany Zoning Petition
20,444 Square Feet/ 0.469 of an Acre Parcel
Southeast Side of Shady Spring Avenue
Northeast of Kenwood Avenue
Fourteenth Election District, Baltimore County, Maryland
(Lot 12)

Beginning for the same at the end of the two following courses and distances measured from the intersection of the centerline of Kenwood Avenue with the centerline of Shady Spring Avenue, 30 feet wide, (1) Northeasterly 767 feet, more or less, measured along the centerline of Shady Spring Avenue, and thence running (2) Southeasterly at right angles to the said centerline 15 feet, more or less, to the southeast side of Shady Spring Avenue, thence running and binding on said southeast side of Shady Spring Avenue (1) North 19 degrees 42 minutes East 60.00 feet, thence leaving said southeast side of Shady Spring Avenue and running (2) South 68 degrees 19 minutes 20 seconds East 341.15 feet, (3) South 20 degrees 12 minutes West 60.00 feet and (4) North 69 degrees 48 minutes West 340.63 feet to the point of beginning.

Containing 20,444 Square Feet or 0.469 of an Acre of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 7/24/92
Posted for: Theresa A. Mahlstedt
Petitioner: Theresa A. Mahlstedt
Location of property: 6002 Shady Spring Ave.
Location of Sign: 6002 Shady Spring Ave. on property of R. Mahlstedt
Remarks: _____
Posted by: M. Mahlstedt Date of return: 7/24/92
Number of Signs: 1

93-2-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 4/30/92 ACCOUNT: ROULETTE ITEM: #4
AMOUNT: \$ 100.00
RECEIVED FROM: _____
FOR: 2 RES LOT VARIANCES FILING FEE
CASHIER'S SIGNATURE: _____
VALIDATION OR SIGNATURE OF CASHIER: _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 7/23/92 ACCOUNT: ROUL-6150
AMOUNT: \$ 40.00
RECEIVED FROM: THOMAS A. MAHLSTEDT
FOR: ZONING CASE 93-2-A
CASHIER'S SIGNATURE: _____
VALIDATION OR SIGNATURE OF CASHIER: _____

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

DATE: 7-27-92

Theresa A. Mahlstedt
6002 Shady Spring Avenue
Baltimore, Maryland 21207

RE:
CASE #93-2-A (Item #4)
E/S Shady Spring Avenue, 200' W of Kenwood Avenue
Lots #11 and #12
6002 Shady Spring Avenue
14th Election District - 6th Councilmanic
Petitioner(s): Theresa A. Mahlstedt
HEARING: THURSDAY, AUGUST 13, 1992 at 2:00 p.m. in Rm. 118, Courthouse.

Dear Petitioner(s):

Please be advised that \$ 67.80 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Carl J. Jahn
ARNOLD JAHN
DIRECTOR

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 24, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 23, 1992.

THE JEFFERSONIAN,
S. Zake Orlow
Publisher

Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: _____ Account: R 001-6150 Number: _____

PAID PER HAND-WRITTEN RECEIPT DATED 6/30/92

7/06/92 H9300004

PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE (1RL)	2 X	\$50.00
TOTAL:		\$100.00

LAST NAME OF OWNER: MAHLSTEDT

Please Make Checks Payable To: Baltimore County

Cashier Validation: _____

Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 8/07/92 Account: R 001-6150 Number: 93-2

PUBLIC HEARING FEES

010 - ZONING VARIANCE (1RL)

LAST NAME OF OWNER: MAHLSTEDT

TOTAL: \$67.80

Please Make Checks Payable To: Baltimore County

Cashier Validation: _____

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

July 10, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #93-2-A (Item #4)
E/S Shady Spring Avenue, 200' W of Kenwood Avenue
Lots #11 and #12
6002 Shady Spring Avenue
14th Election District - 6th Councilmanic
Petitioner(s): Theresa A. Mahlstedt
HEARING: THURSDAY, AUGUST 13, 1992 at 2:00 p.m. in Rm. 118, Courthouse.

Variance to permit a lot width of 60 feet in lieu of the required 70 feet for the adjusted lot line for Lot #12; to permit a side yard setback of 5 feet in lieu of the required 10 feet; and a sum of the sides of 17.2 feet in lieu of the required 25 feet for the adjusted lot line for Lot #11.

Laurence E. Schmidt
Laurence E. Schmidt
Zoning Commissioner of Baltimore County

cc: Theresa A. Mahlstedt

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 August 6, 1992 (410) 887-3353

Mr. & Mrs. Alfred L. Mahlstedt
6002 Shady Spring Avenue
Baltimore, MD 21237

RE: Item No. 4, Case No. 93-2-A
Petitioner: Alfred L. Mahlstedt, et ux
Petition for Variance

Dear Mr. & Mrs. Mahlstedt:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

Your petition has been received and accepted for filing this 30th day of June, 1992.

Carl J. Jahn
ARNOLD JAHN
DIRECTOR

Received By: *W. Carl Richards*
CHAIRMAN
ZONING PLANS ADVISORY COMMITTEE

Petitioner: Theresa A. Mahlstedt
Petitioner's Attorney: _____

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: *Denise A. Kennedy* Date: 7/20/92

Project Name: Waiver Number Zoning Issue: Meeting Date

File Number: 90476 ZON DED: TE (Waiting for developer to submit plans first) 6-1-92

COUNT 1

✓ Baltimore County - Southwestern Bell Mobile Systems 533 6-29-92 NC

COUNT 1

Highlands Limited Partnership 7-13-92 *Comment*

DED DEPRM RP STP TE Charles C. Campbell, Sr. 1 *Comment*

DED DEPRM RP STP TE John And Beverly R. Oertel 2 NC

DED DEPRM RP STP TE William W. And Donna M. O'Rourke 3 *Comment*

DED DEPRM RP STP TE Theresa A. Mahlstedt 4 NC

COUNT 5

FINAL TOTALS

COUNT 7

*** END OF REPORT ***

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning

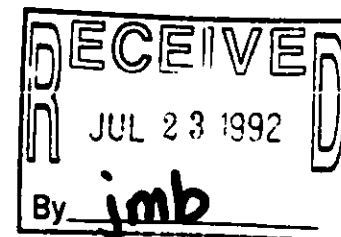
DATE: JULY 16, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - July 13, 1992

The Office of Planning and Zoning has no comments on the following petitions:

John Oertel - Item # 2
Theresa A. Mahstedt - Item # 4

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.



RECEIVED
JUL 23 1992

ZONING OFFICE

6.13.92
Petitions.txt

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *Rakey & Family*

07/20/92

Date 7/20/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: TE (Waiting for developer to submit plans first)
Zoning Issue: 6-1-92
Meeting Date:

COUNT 1

✓ Highlands Limited Partnership
DED DEPRM RP STP TE N/C 7-13-92

✓ Charles C. Campbell, Sr. 1 N/C

✓ John And Beverly R. Oertel 2 N/C

✓ William W. And Donna M. O'Rourke 3 N/C

✓ Theresa A. Mahstedt 4 N/C

DED DEPRM RP STP TE

COUNT 5

FINAL TOTALS
COUNT 6

*** END OF REPORT ***

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature: *Theresa A. Mahstedt*

07/20/92

Date 7-20-92

Project Name: Joan R. McMahon
File Number: DEPRM
Waiver Number: FRS-1
Zoning Issue: 6-22-92
Meeting Date: IN PROCESS

Frederick J. And Michelle Y. Burgesen 517

DED DEPRM RP STP TE

COUNT 2

RMS Nominee, Inc. 527 6-29-92

DED DEPRM RP STP TE

✓ Juanita L. Cottrell 529

DED DEPRM RP STP TE

✓ The Middle River Baptist Church 530

DED DEPRM RP STP TE

COUNT 3

Highlands Limited Partnership

DED DEPRM RP STP TE

Charles C. Campbell, Sr. 1

DED DEPRM RP STP TE

John And Beverly R. Oertel 2

DED DEPRM RP STP TE

✓ William W. And Donna M. O'Rourke 3

DED DEPRM RP STP TE

✓ Theresa A. Mahstedt 4

DED DEPRM RP STP TE

COUNT 5



700 East Joppa Road Suite 901
Towson, MD 21204-5500

JULY 13, 1992

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: THERESA A. MAHLEDT

Location: #6002 SHADY SPRING AVENUE

Item No.: 4 (JLL) Zoning Agenda: JULY 13, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Theresa A. Mahstedt* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
JUL 14 1992

ZONING OFFICE

Development Review Committee Response Form
Authorized signature: *Theresa A. Mahstedt*

Date 7/20/92

Project Name: Highlands Limited Partnership
File Number: DEPRM RP STP TE
Waiver Number: No Comment
Zoning Issue: 7-13-92
Meeting Date:

✓ Charles C. Campbell, Sr. 1

DED DEPRM RP STP TE

✓ John And Beverly R. Oertel 2

DED DEPRM RP STP TE

✓ William W. And Donna M. O'Rourke 3

DED DEPRM RP STP TE

✓ Theresa A. Mahstedt

DED DEPRM RP STP TE

COUNT 5

W. Claymore And Carol H. Sieck 541 7-6-92

DEPRM RP

COUNT 1

FINAL TOTALS

COUNT 6

*** END OF REPORT ***

Development Review Committee Response Form
Authorized signature: *Theresa A. Mahstedt*

08/21/92

Date 8/24/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: TE (Waiting for developer to submit plans first)
Zoning Issue: 6-1-92
Meeting Date:

COUNT 1

✓ Theresa A. Mahstedt NC 7-13-92

DED DEPRM RP STP TE

COUNT 1

Owings Run Apartments

91360 DED DEPRM (SWM) (EIRD) NC 7-20-92

COUNT 1

✓ Alfred Pinkard 28 NC 8-10-92

DED DEPRM RP STP TE

✓ Bee Tree Partnership 30 NC

DED DEPRM RP STP TE

✓ Albert F. Baumgart 31 NC

DED DEPRM RP STP TE

✓ Edith B. Ransom 32 NC

DED DEPRM RP STP TE

Michael And Patricia A. Perholtz 33 W/C

DED DEPRM RP STP TE

✓ Charles C., Sr. And Patricia G. Chelbda 34 N/C

DED DEPRM RP STP TE

COUNT 6

Development Review Committee Response Form
Authorized signature: *Theresa A. Mahstedt*

Date 8/15/92

Project Name: Theresa A. Mahstedt
File Number: DEPRM RP STP
Waiver Number: No Comment
Zoning Issue: 7-13-92
Meeting Date:

COUNT 1

✓ The Marsden Chevrolet, Inc. 15 7-27-92

RP STP

✓ Baltimore County General Hospital, Inc. 16

RP STP

✓ John R. and Mary A. Wortman 17

DED DEPRM RP STP

✓ Eugene C. Salvo 18

DEPRM RP TE

COUNT 4

✓ Lois L. Ruckman 10 8-3-92

DED DEPRM RP STP TE

✓ Colonial Village Company 19

DED DEPRM RP STP TE

✓ James W. Jr. And Terry A. Hooke 20

DED DEPRM RP STP TE

✓ Arthur G. And Helen P. Magamen 21

DED DEPRM RP STP TE

✓ Fuchs Spices, U.S.A., Inc. 22

DED DEPRM RP STP TE

✓ Susan J. Blum 23

DED DEPRM RP STP TE

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature: *Theresa A. Mahstedt*

09/08/92

Date 9-9-92

Project Name: Theresa A. Mahstedt
File Number: DEPRM
Waiver Number: 4
Zoning Issue: 7-13-92
Meeting Date:

COUNT 1

✓ Richard G. And Connie S. Rutherford 14 7-20-92 (sent 8/11/92)

DED DEPRM

91360 DED DEPRM (SWM) (EIRD) 15 7-20-92 (sent 8/11/92)

COUNT 2

✓ Eugene C. Salvo 18 7-27-92

DED DEPRM

COUNT 1

✓ Alfred Pinkard 28 8-10-92

DED DEPRM

✓ Bee Tree Partnership 30

DED DEPRM

✓ Albert F. Baumgart 31

DED DEPRM

✓ Edith B. Ransom 32

DED DEPRM

✓ Michael And Patricia A. Perholtz 33

DED DEPRM

COUNT 5

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS
 Theresa A. Mahlstedt 6002 Shady Spring Ave 21237
 William L. Mahlstedt 602 Tyele Ct 21070
 Bruce E. Deak, Gerhold, Cross & Etzel 320 E. Towson Ave Suite 100
 Towson, MD 21204

93-2-A #4
 DATE May 13, 1992

GERHOLD, CROSS & ETZEL
 Registered Professional Land Surveyors
 412 Delaware Avenue
 Towson, Maryland 21204
 (410) 823-4470

RE: MAHLSTEDT LOT

TO: OFFICE OF ZONING

TRANSMITTAL LETTER

NO. OF	ITEM	TITLE
12	BLUEPRINT	PLAN TO ACCOMPANY ZONING PETITION
3		ZONING DESCRIPTION
1		1" = 200' AERIAL MAP
1		1" = 200' ZONING MAP
1	SET	PHOTO OF SITE
1		APPLICATION

REMARKS

Very truly yours,

Bruce E. Deak

GERHOLD, CROSS & ETZEL
 REGISTERED PROFESSIONAL LAND SURVEYORS
 Suite 100
 320 East Towson Boulevard
 Towson, Maryland 21204
 Phone: (410) 823-4470 Fax: (410) 823-4473

DATE: June 24, 1992

SUBJECT: MAHLSTEDT PROPERTY

6002 SHADY SPRING AVENUE

REVISED PETITIONS
 93-2-A

TRANSMITTAL LETTER

TO: Bldg. Dept. of Zoning

Rel. 102

ATTENTION: JOHN LEWIS

NO.	ITEM	TITLE
1	ORIGINAL PETITION FOR VARIANCE	
2	COPY	"
1	CHECK	140' FOR FEE FOR REVIEW

REMARKS

CAN WE EXPEDITE THIS IN ANY WAY TO MAKE
 UP FOR THE TIME I AM LOSING?

Very Truly Yours,

Bruce E. Deak

RECEIVED
 JUL 21 1992

ZONING OFFICE

2



1



3



4



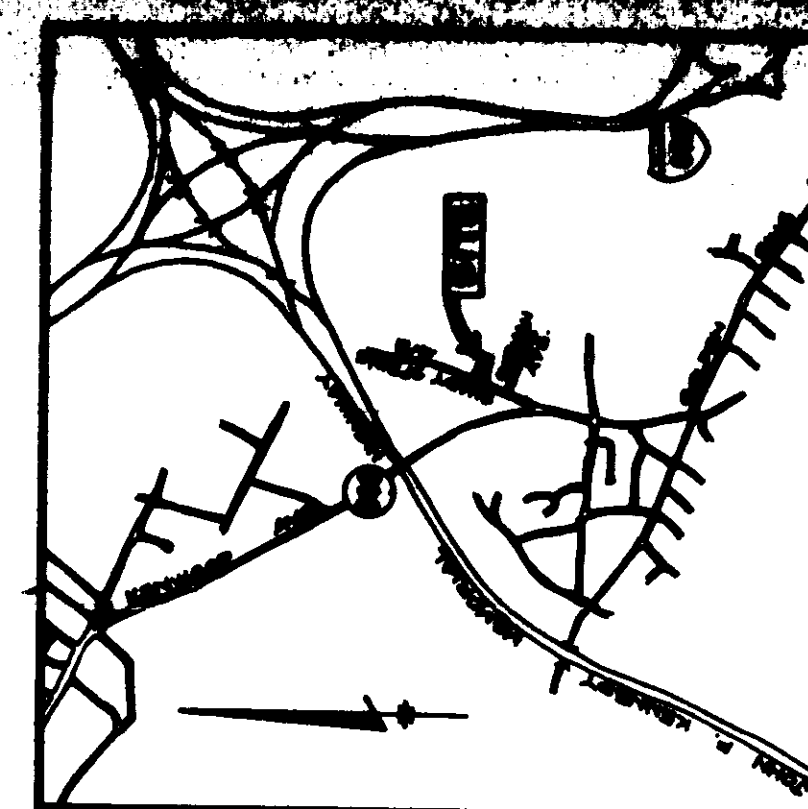
5



6



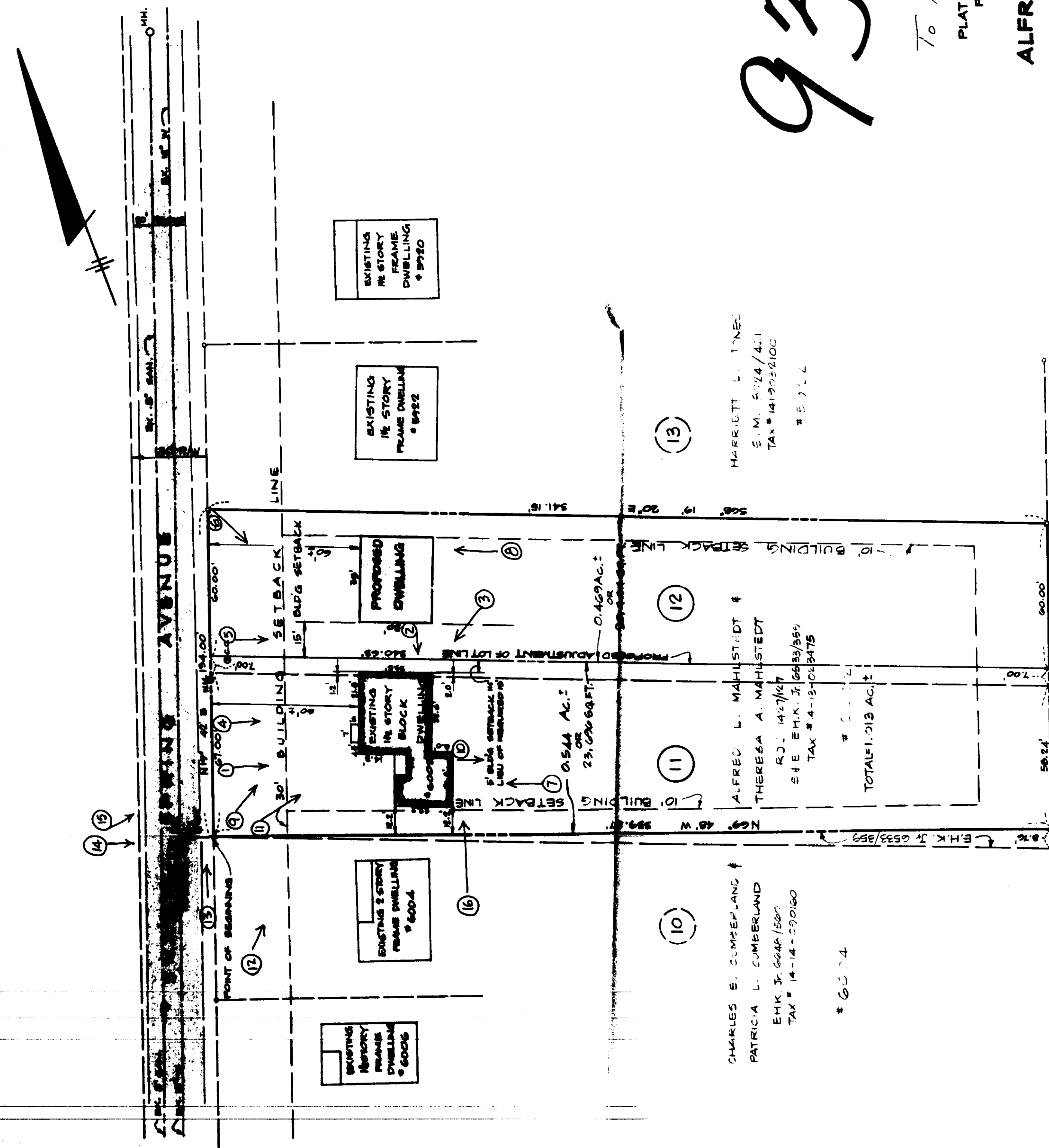
93-2-A 4



VICINITY MAP
 SCALE: 1" = 800'

GENERAL NOTES

1. BLDG. LOTS 11 AND 12 IN BLOCK A OF THE PLAT OF "EAST KENNEDY PARK" PLAT BOOK W.R.C. 11/1982
2. ZONING: R-1, D.R. 1.5
3. OWNER: PUBLIC
4. NATURE: PUBLIC



HARRIETT L. TINE
 S.M. 5024/ALI
 TAX # 419224000
 # 5314

ALFRED L. MAHLSTEDT
 THERESA A. MAHLSTEDT
 R.J. 147/107
 S.E. E.H.K. 1668/859
 TAX # 4-13-108475
 TOTAL 1.713 AC.

CHARLES E. SUMMERLAND
 PATRICIA L. SUMMERLAND
 E.H.K. 1668/859
 TAX # 4-14-17060
 # 6014

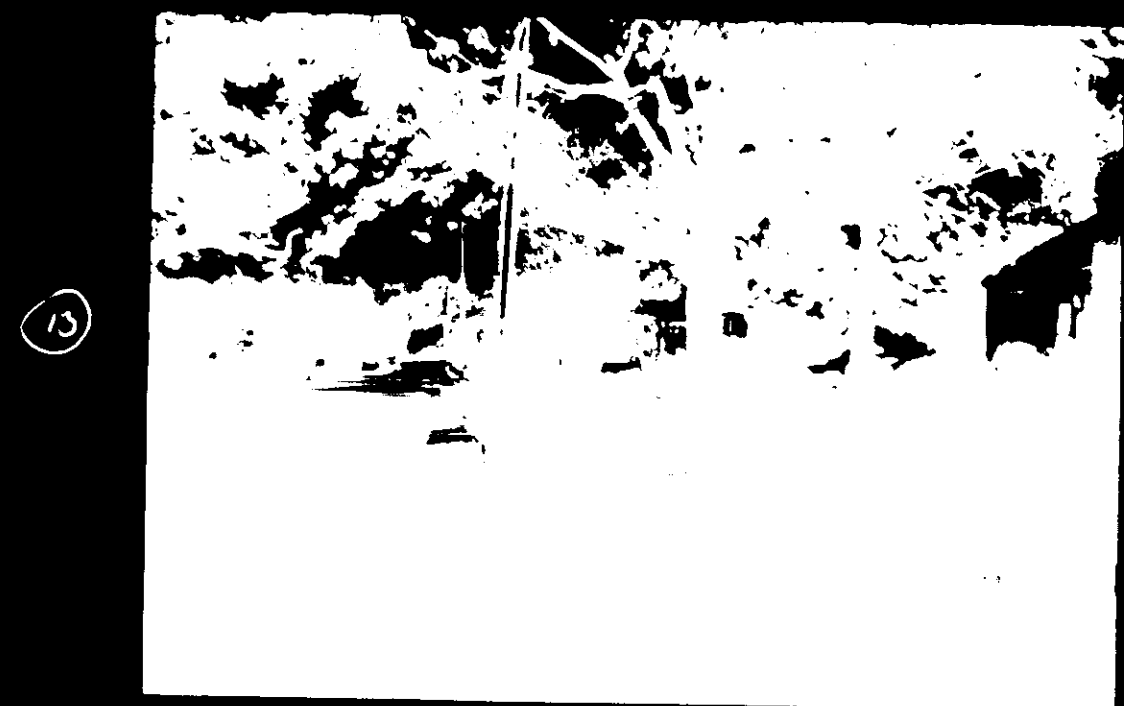
To Accompany Photo
 PLAT TO ACCOMPANY PETITION
 FOR ZONING VARIANCE

PROPERTY OF
 ALFRED L. MAHLSTEDT
 AND
 THERESA A. MAHLSTEDT

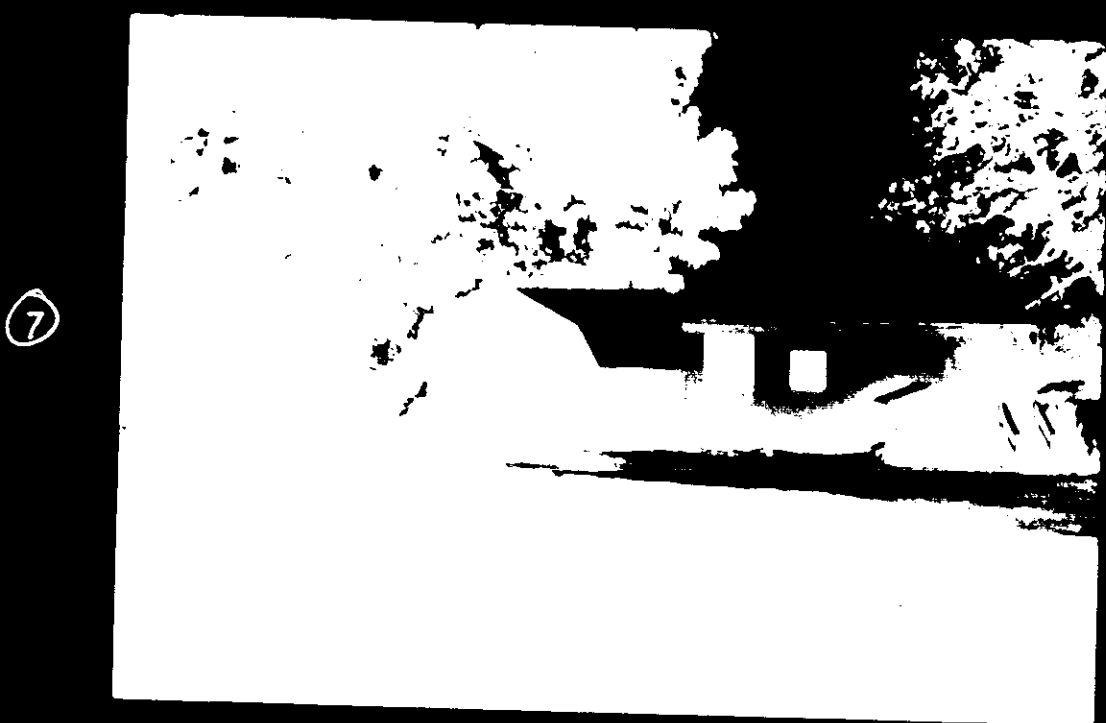
GERHOLD, CROSS & ETZEL
 REGISTERED PROFESSIONAL LAND SURVEYORS
 412 DELAWARE AVENUE
 TOWSON, MARYLAND 21204
 (410) 823-4470

BOARD OF ELLICOTT OF BALTIMORE COUNTY
 E.H.K. 1668/859 / 743

93-2-A • 4



93-2-A • 4



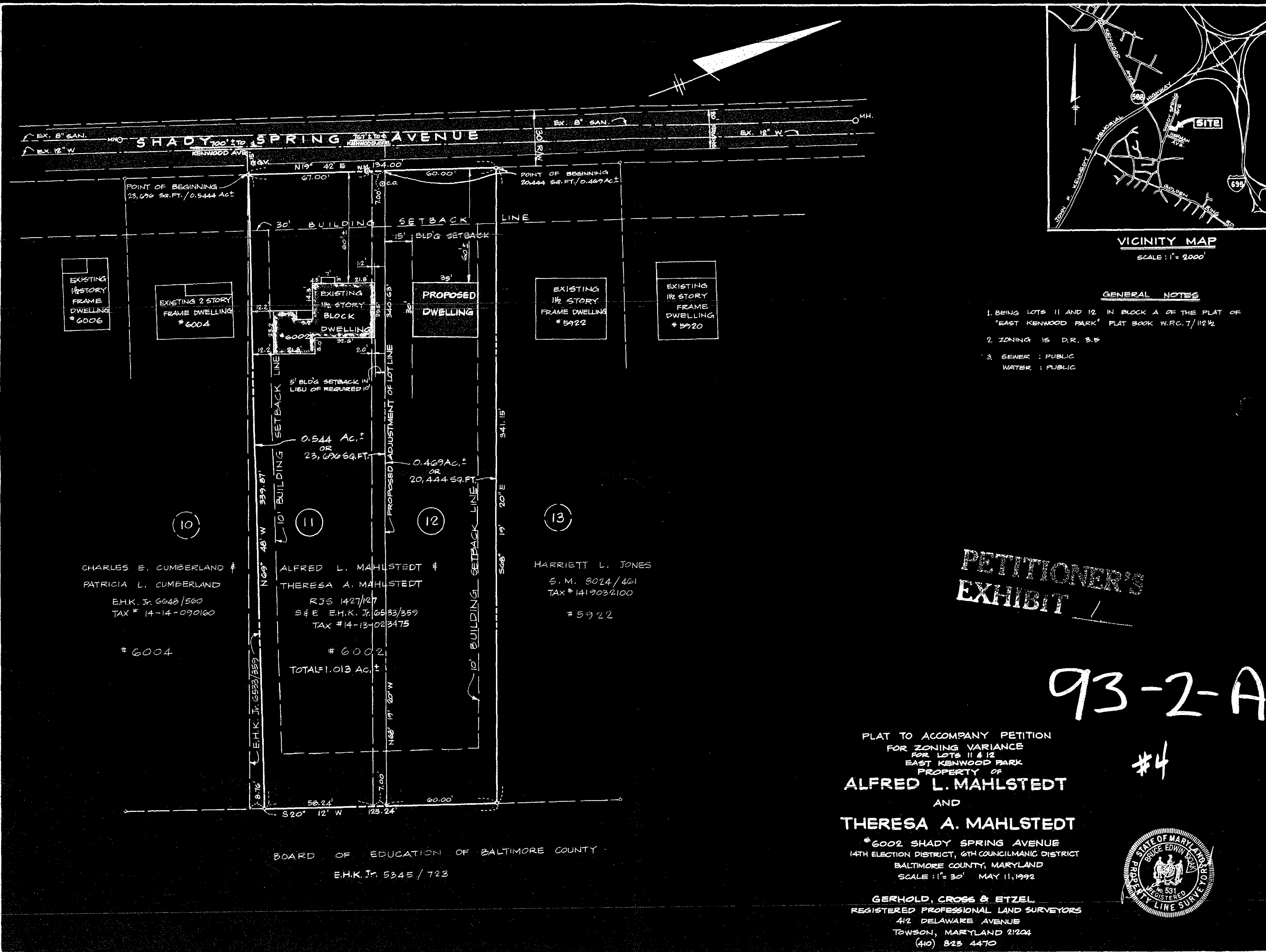
93-2-A • 4



PETITIONERS
EXHIBIT 8

93-2-A • 4





VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES
1. BEING LOTS 11 AND 12, IN BLOCK A, OF THE PLAT OF "EAST KENWOOD PARK" PLAT BOOK W.C. 7/1112
 2. ZONING: IS D.R. S.B.
 3. SEWER: PUBLIC
WATER: PUBLIC

PETITIONER'S
EXHIBIT

93-2-A

#4

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
FOR LOTS 11 & 12
EAST KENWOOD PARK
PROPERTY OF
ALFRED L. MAHLSTEDT
AND
THERESA A. MAHLSTEDT
#6002 SHADY SPRING AVENUE
14TH ELECTION DISTRICT, 6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30' MAY 11, 1992



GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
(410) 825-4470